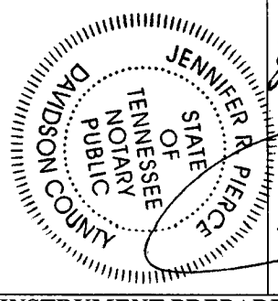
WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/18/17 10:10 2 pgs
Fees:13.00 Taxes:691.90
20170418-0037551



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$187,000.00.**

LeeAnn Maloney
Affiant

Subscribed and sworn to before me this 13th day of April, 2017

Notary Public
My Commission expires: 11-6-17
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Leigh Ann Conatser	FirstBank	161-15-0B-006.00CO
508 Swiss Avenue	318 Seaboard Lane Suite 205	
Nashville, TN 37211	Franklin, TN 37067	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Rachel D. Sharp, now known as Rachel S. Upshaw**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Leigh Ann Conatser, a married woman**, her heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of RoseMonte, Phase 1, of record in the Master Deed as Instrument Number 20051117-0138877, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Rachel D. Sharp, unmarried from Hamidreza Parsa by Warranty Deed on September 19, 2008, of record in Instrument Number 20080922-0096479, Register's Office for Davidson County, Tennessee. The said Rachel D. Sharp having since been married and is now known as Rachel S. Upshaw.

The said David Upshaw hereby joins in this conveyance to convey any and all interest that he may have in the said property, particularly any marital interest.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2017 and subsequent years a lien, but not yet due and payable.
- The Plan as set out on Exhibit "D" to the Master Deed of RoseMonte Townhomes of record in Instrument No. 20051117-0138877, as amended in Instrument No. 20070517-0059078, Register's Office for Davidson County, Tennessee.
- Master Deed of RoseMonte Townhomes of record in Instrument No. 20051117-0138877, as amended in Instrument No. 20070517-0059078, Register's Office for Davidson County, Tennessee.
- Charter of RoseMonte Townhomes of record in Instrument No. 20051122-0141352, Register's Office for Davidson County, Tennessee.
- Grant of Transmission Line Easement of record in Book 2400, Page 596, Register's Office for Davidson County, Tennessee. Permanent Easement and Right of Way for Street Purposes of record in Book 4730, Page 607, Register's Office for said County; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6710, Page 495, Register's Office for said County; Agreement for Dedication of Easement for Water Distribution Line and Access Road of record in Instrument No. 20020919-0114212, Register's Office for said County; Storm Water Detention Agreement of record in Instrument No. 20021104-0134971, Register's Office for said County; All matters shown on the Plan of record in Plat Book 6250, Page 763, and Surveyor's Certificate of Correction of record in Book 6749, Page 640, and in Book 6900, Page 806, Register's Office for said County; All matters shown on the Boundary Plat of record in Instrument 20021107-0137236, Register's Office for Davidson County, Tennessee.
- Subject to lien for special assessments as contained in the restrictions; Subject to rights of others in and to the common areas and elements.

This is improved property known as: **508 Swiss Avenue, Nashville, TN 37211**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this April 13, 2017.

Rachel S. Upshaw

David Upshaw

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Rachel S. Upshaw and David Upshaw,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this April 13, 2017

My commission expires 11-6-17

Notary Public

JENNIFER R. PIERCE
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 5-24-17

JULIE COONE
NOTARY PUBLIC
STATE OF TENNESSEE
MAURY COUNTY